

INVITATION FOR BIDS AND BID INSTRUCTIONS

The Bureau of Land Management (BLM) will reject your bid if you do not follow these instructions

BLM is inviting bids for the following parcel of public land in Lake County, California.:

Legal Description	Acreage	Appraised Value and Minimum Bid
Lake County, California Mount Diablo Meridian, T. 12 N., R. 6 W., Sec. 15, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$.	80 acres	\$152,000.00

This parcel would be conveyed with a reservation of a right-of-way to the United States for ditches and canals constructed by authority of the United States (U.S.) under the Act of August 30, 1890 (43 U.S.C 945) and a reservation of all oil, gas and geothermal mineral resources to the U. S. together with the right to prospect for, mine, and remove such mineral resources under applicable law and any regulations as the Secretary of the Interior may prescribe, along with all necessary access and exit rights.

This parcel would be conveyed subject to the following rights held by third parties:

- 1.) A constructed fiber optic Right of Way operated by AT&T (CACA 19384)
- 2.) An improved road Right of Way providing access to the adjacent landowner. (CACA 40026)
- 3.) A water well, windmill and road accessing these facilities (CACA 47133)
- 4.) A 115kV power line Right of Way operated by PG&E. (CACA 14669)
- 5.) An access road Right of Way granted to Lake County. (CACA 14470)

Parties holding these ROWs would have the option of converting these ROWs to permanent easements prior to conveyance of the land.

This sale will be conducted by accepting written sealed bids at the BLM Ukiah Field Office, 2550 North State Street Ukiah, CA 95482 as described below:

STEP 1: SEALED BIDS

On August 1, 2011 BLM will begin accepting written sealed bids at the Ukiah Field Office, 2550 N. State Street, Ukiah, CA 95482. Sealed Bids must be received by 3pm PST on August 29, 2011.

- Bid packages will include: **Sale Bid Form and Certificate of Eligibility, and bid deposit.**

- **CERTIFICATE OF ELIGIBILITY**

This form is used to determine eligibility to acquire Federal lands. Please complete the form with the information requested.

The Certificate of Eligibility must be completed in its entirety.

If you are bidding as an individual, partnership, corporation, etc., check the appropriate space. Proof of qualifications of citizenship, corporation or partnership must be provided prior to patent issuance. Print your name and/or corporation, partnership or government entity as it would be shown on the patent.

NOTE: Under Federal law, public lands may only be conveyed to U.S. citizens 18 years of age or older; a corporation subject to the laws of any State or of the United States; a State, State instrumentality, or political subdivision authorized to hold properly, or an entity legally capable of conveying and holding lands under the laws of the State of California.

The BLM reserves the right to require proof of the high bidder's qualifications to acquire public land.

- **BID FORM**

Use the **CERTIFICATE OF ELIGIBILITY AND SALE BID FORM** to submit a written sealed bid.

The minimum bid is the appraised value of the parcel as identified above. Enter the total amount of your bid, which would be at least the minimum bid or higher.

The total amount of the **BID DEPOSIT** must be 10 percent of the Amount of Bid in the form of certified check, money order, bank draft, or cashier's check made payable in U.S. dollars to the Bureau of Land Management. Personal checks will not be accepted.

- **The bid package should be submitted by envelope.** The envelope must be marked on the lower front left hand corner Morgan Valley Land Sale and the date you mailed or submitted the bid. The BLM will date stamp the outside of the sealed-bid envelope upon receipt.
- The envelope containing the **Sale Bid Form, Certificate of Eligibility and Bid Deposit** should be enclosed within a separate envelope addressed to the Ukiah Field Office – **Attention Morgan Land Sale**, 2550 N. State Street, Ukiah, CA 95482.
- Sealed bids must be received at the Ukiah Field Office no later than 3 p.m. PST, August 29, 2011. As a precaution, you may wish to send your bid by certified mail as proof of mailing.

STEP 2: DETERMINATION OF HIGH BIDDER

- BLM will open the sealed bids at 9 pm PST, August 30, 2011, (the sale date) at the Ukiah Field Office. Bidders do not need to be present when BLM opens the bids.
- The highest qualifying bid will be declared the high bid and the high bidder will receive written notice.
- In case of a tie in sealed bids for high bid, the high bidders will be notified writing and allowed to submit additional written sealed bids at a future date.

STEP 3: OBLIGATIONS OF THE HIGH BIDDER & POST SALE ACTIONS

- The remainder of the full bid price must be paid within 180 calendar days of the sale date in the form of a certified check, money order, bank draft, or cashier's check made payable in U.S. dollars to the Bureau of Land Management. Failure to pay the full price within the 180 days will disqualify the apparent high bidder and cause the entire bid deposit to be forfeited to the BLM.
- A bid to purchase the land will constitute an application for conveyance of the mineral interests of no known value, excluding oil, gas, and geothermal mineral interests and in conjunction with the final payment, the high bidder for the parcel will be required to pay a \$50 non-refundable filing fee for processing the conveyance of the mineral interests.
- The BLM will return checks submitted by unsuccessful bidders by U.S. mail or in person on the day of the sale.
- The BLM may accept or reject any or all offers, or withdraw any parcel of land or interest therein from sale, if, in the opinion of the BLM authorized officer, consummation of the sale would not be fully consistent with FLPMA or other applicable law or is determined to not be in the public interest.

CERTIFICATE OF ELIGIBILITY AND SALE BID FORM

United States Department of the Interior

Bureau of Land Management

CERTIFICATE OF ELIGIBILITY

INDIVIDUAL () I certify under 43 CFR 2711.2 that I am a citizen of the United States, 18 years of age or older and under 43 CFR 20.401 am not an employee of the U.S. Department of the Interior. *Note: Individuals taking title together should check "Individual" box and each sign below*

PARTNERSHIP () I certify under 43 CFR 2711.2 that I am qualified as specified above for an individual. In addition, I certify that I am duly authorized by the partnership to bind the partnership to a bid for purchase of the real estate identified above, or that all members necessary to legally bind the partnership have signed below to bind the partnership to a bid for the real estate identified above. I (we) certify that the partnership is legally capable of conveying and holding lands or interests therein under the laws of California.

CORPORATION () I certify under 43 CFR 2711.2 that the corporation named below is organized under and subject to the laws of the United States or any state thereof. In addition, I certify that I am duly authorized by the corporation to bid for purchase of the real estate lands or interest therein under the laws of California.

GOVERNMENT ENTITY () I certify under 43 CFR 2711.2 that the entity named below is a state, or political subdivision thereof, and that this entity is authorized to hold property. I certify that I am duly authorized buy the named entity to bind the entity to a bid for purchase of the real estate.

Print Name of Individual or Corporation Name

Signature

Street Address (patent will be sent to this address)

Date

City, State, Zip

Contact Name and phone number

Information requested on this form is done so in accordance with The Privacy Act of 1974 (5 U.S.C. § 552A) as amended, for the purpose of registering you as a bidder for BLM's sealed bid land sale auction.

BID FORM

This is a bid for 80 acres of public land described as: SW¹/₄NW¹/₄, NW¹/₄SW¹/₄, sec. 15, T.12N., R.6W., MDM.

Amount of Bid \$ _____

Total Amount Enclosed* \$ _____

(* Total Amount Enclosed must be 10 percent of the Amount of Bid in the form of certified check, money order, bank draft, or cashier's check made payable in U.S. dollars to the Bureau of Land Management. Personal checks will not be accepted.)